

**General Services Committee Meeting
Anne French Room
Tuesday 13th November 2012
0915**

Mr W Walden, Chairman

Mr P Allen

Mr P Arditti

Mr J Beaman

Mr R Berry

Mr B Kelly

Mr I Tugby

Mrs K A Hatcher-Gaudion, Treasurer

Ms J Turner, States Engineer

Mrs E O'Toole, Minute Secretary

Apologies: Mr R Burke

In attendance: Mr M Gaudion, Harbour Master – Item 73/2012 only

71/2012 Minutes of the previous meeting of 9th October 2012 tabled and approved.

72/2012 Matters Arising

72.1 St Anne's Church The States Engineer advised that there was no further update on the matter at this time. **Noted.**

72.2 St Anne's Church – Augmentation of bells Paper from the States Engineer dated 6th November 2012 tabled and considered.

RESOLVED unanimously to:

- a) **The accept the level of assurance of stability of the tower with the additional bell loadings received from the surveyors Lovell Ozanne; and**
- b) **To instruct the States Engineer to advise the benefactor to proceed with the purchase and installation of the additional bells in accordance with their plans.**

States Engineer to deal.

ENGINEER

09:17 Mr Arditti left the meeting

72.3 Water Lane – CONFIDENTIAL ITEM See Confidential Annexure.

09:30 Mr Arditti rejoined the meeting

72.4 Clongue Road Report from the States Engineer dated 6th November 2012, circulated by email, tabled and considered.

RESOLVED by a majority to:

- a) **Approve £20k capital expenditure to relocate the road between chainages 65m and 175m using States Works Department or local contractor; and**
- b) **Instruct the sub-group, Mr Tugby, Mr Berry and the States Engineer, to continue work on an economic solution for the long term problem of cliff erosion.**

Item to be tabled at the November Policy and Finance Committee meeting for further approval. States Engineer and Treasurer to deal.

P&F/ENGINEER/TREASURER/SUB GROUP

The Chairman requested the States Engineer liaise with the Alderney Wildlife Trust prior to commencing work on relocating the road inland.

ENGINEER

72.5 Wayleave Request - Longis Common The States Engineer advised that following discussions at the previous meeting of the Committee, the owners of 'Le Petit Chalet' on Longis Common have now proposed to split the access road to their properties nearer to the property boundaries therefore minimising the usage of States land for a new track.

The Chairman stated that in the absence of an appropriate application submitted, the Committee is unsure exactly what is being requested. The States Engineer advised that plans had been submitted to BDCC and briefly left the meeting to obtain the plans. The plans were subsequently presented to the Committee.

The Chairman, having evaluated the plans, proposed that a wayleave be granted to split the access track to 'Le Petit Chalet' and 'Le Chalet' however only the minimum amount of States

land, approximately 2.5 metres wide and as marked on the plan, be used and the wayleave to be charged accordingly.

The Committee unanimously approved. States Engineer to deal.

ENGINEER

09:55 Mr M Gaudion, Harbour Master, joined the meeting.

73/2012 Harbour and Fisheries

73.1 Monthly Report for October 2012 tabled and the following items were noted:-

- The Bumblebee ferry operator carried 40 passengers between Alderney and Guernsey during October. They have now ceased the schedule for the winter season however still operates on private charter or if passenger numbers warrant the service.
- The installation of the new Pilot Boat engines has commenced and is progressing well.

73.2 Harbour Ladders Replacement – For Ratification Paper from Chief Executives Office dated 8th November 2012 tabled and considered.

RESOLVED unanimously to agree to ratify the decision made at the October Policy and Finance Committee meeting to approve £26k for replacement ladders in the inner Harbour.

The Harbour Master informed the Committee that the ladders have been ordered from the fabricator and a further extension on the Improvement Notice will be requested as it will expire on the 18th November by which time the ladders will not be ready for installation. **Noted.**

Mr Kelly queried why the ladders on the Commercial Quay do not have arches/hand rails; the Harbour Master was unsure of this and was requested to investigate methods of improving the Quay ladders and make a recommendation to the Committee.

HARBOUR MASTER

10:00 Mr Darren Keung, Hamon Architects, joined the meeting.

Mr Beaman queried when the improved lighting in the inner Harbour area will be progressed; the Treasurer advised that funding has been included in the 2013 budget. **Noted.**

10:05 Mr Arditti left the meeting

73.3 Harbour Office Redevelopment Paper from the Chief Executive, on behalf of the Project Board, dated 7th November 2012 tabled and considered. The States Engineer advised that following the return of the tenders from four local contractors, they were evaluated by Mr Keung from Hamon Architects, Mr Nigel Carter from WT Partnership, Quantity Surveyors based in Guernsey, and Mr Henderson Green, Mechanical Engineer.

During the evaluation process it became evident that one tenderer had submitted an incomplete tender for only part of the project and a decision was made to exclude that tenderer. Members queried the reasons for excluding the tenderer as it was not apparent from the report; Mr Keung and the States Engineer explained that the works not costed was of significance and the omission of this in the tender rendered it unsatisfactory therefore it was excluded. It was noted that the other tenders also had certain issues with their submissions however this was clarified during evaluation.

The three other tenderers were interviewed by the Project Board to ensure that all costs associated with the project had been included in the tender submissions. Matters taken into account were as follows:

- Relocation of Harbour Office to passenger waiting room
- Removal back to new Harbour Office
- New Harbour Office
- Relocating electricity cable around site
- Demolition/repair of high level stone retaining wall
- Construction of new Harbour Office
- Professional Appointments
- Exploration of existing drainage

Members discussed the three tenderers and the recommendation made by the Project Board of the preferred tenderer at length.

10:40 Mr Darren Keung, Hamon Architects, left the meeting.

The Treasurer advised that with regards to funding available for the project, £55k is available in the CIEF for 2012 and £430k for 2013. **Noted.**

Mr Tugby stated that he was not against the construction of a new Harbour Office however felt the project was too expensive and could be simplified. Mr Beaman agreed.

The Chairman and Mr Allen stated that considering the number of years a new Harbour Office has been debated and not progressed, as well as the unsafe working environment of the current Harbour Office, the Committee must not delay in making a decision.

RESOLVED:-

1. **by a majority (Mr Beaman and Mr Tugby against; Mr Walden in favour of a different tenderer) to approve AJ Bohan as the preferred tenderer for the development of the Harbour Office;**
2. **to approve in principle the piling tender from Geomarine of £18k; and**
3. **the Project Board to reassess the contingencies and reduce as necessary, for approval at the November Policy and Finance Committee meeting.**

Item to be tabled at the November Policy and Finance Committee meeting for further approval.

ENGINEER/PROJECT BOARD/P&F

73.4 Harbour Masterplan Item deferred to the next meeting of the Committee.

DEFERRED/AGENDA ITEM

73.5 Harbour Review Paper from the Chief Executive on behalf of the Harbour Review Panel, dated 7th November 2012 tabled and considered. The Treasurer advised that funding is available in 'Unforeseen Expenditure' for the project. **Noted.**

RESOLVED unanimously to agree to approve UK Port Advisors as the preferred bidder and expenditure of up to £20k, taken from Unforeseen Expenditure, for the Harbour Review project.

CE

Item to be tabled at the November Policy and Finance Committee meeting for further approval.

P&F

73.6 Harbour Users Group Mr Kelly advised that a recent Harbour Users Group meeting took place which he was unable to attend due to other States commitments. The Harbour Master, who attended the meeting, advised that various issues were raised in particular facilities for fisherman however none which can realistically progressed at this stage. It was noted that no representation was made at the meeting by the shipping companies however it was requested that key working procedures are observed and those in attendance noted the request.

73.7 Any Other Business Relating to Harbour and Fisheries

Sale of the old harbour crane – The Harbour Master advised that following the email circulated to Members with 3 offers to purchase the old harbour crane, a decision has not been formally made of which offer to accept. The Harbour Master was requested to liaise with Mr Tugby regarding other potential offers for the crane.

HARBOUR MASTER/IT

The Chairman deferred the matter to the next meeting of the Committee.

AGENDA ITEM

Jones Crane – The Harbour Master advised that the Jones Crane is also out of service and he believes it is not financially viable to repair it therefore wishes to offer it for sale at scrap value. The Chairman deferred the matter to the next meeting of the Committee.

HARBOUR MASTER/AGENDA ITEM

11:25 Mr M Gaudion, Harbour Master, left the meeting.

11:25-11:30 Break

11:30 Miss Aurelie Bohan, Alderney Wildlife Trust Ramsar Officer, Mr James Allison, Alderney Wildlife Trust Ecologist, and Mr Charles Michel, Alderney Wildlife Trust President and member of Ramsar Steering Group, entered the meeting

74/2012 Review of Ramsar Work 2012

Miss Bohan and Mr Allison gave an overview of the Ramsar activities during 2012 season which included:-

- **Marine** – Phase I and II surveys of Hannaine bay and Biotope habitat mapping which gives a general idea of what species are in the site
- **Seabirds** – Population and productivity monitoring and ringing of:
 - Atlantic Puffin
 - Lesser Black-backed Gulls
 - Great Black-backed Gulls
 - Herring Gulls
 - Shags

- Storm Petrels
- Fulmars
- Common Terns
- Ringed Plovers

Nesting attempts of any Lesser Black-backed Gull (LBBG) or Great Black-backed Gull within the Exclusion Zone were removed. Overall, 9 LBBG nests were destroyed with 16 eggs removed which is a drastic decrease over the past couple of years and suggests that management is keeping these two colonies separate.

- **Invasive species** - No slipper limpets were found this year.
 - Japweed – presence and distribution mapped in Hannaine bay.
 - Hottentot Fig – whole island survey undertaken and mapped which will allow the monitoring of the spread.
- **Education and Publicity** – Various educational activities were carried during the year and the Puffin Cam and Petrel Cam continued successfully.

Mr Michel presented the 2012 Budget to date and the activities Ramsar will undertake during 2013.

The Chairman thanked the members of the Ramsar Steering Group for their presentation.

12:00 Miss Aurelie Bohan, Alderney Wildlife Trust Ramsar Officer, Mr James Allison, Alderney Wildlife Trust Ecologist, and Mr Charles Michel, Alderney Wildlife Trust President and member of Ramsar Steering Group, left the meeting

72/2012 Matters Arising - continued

72.6 Public Service Vehicle – Licensing Information Paper from the Chief Executive's Office dated 7th November 2012 tabled and discussed.

The Chairman stated that he was not in favour of introducing regulations on operating hours for Public Service Vehicles operators and there is currently no provision under the Alderney Traffic Ordinance 1966 which permits the Committee.

It was noted that Visit Alderney and States of Alderney Government websites are in the process of being updated with information on which taxi operators provide an evening service.

Following a discussion regarding the availability of evening services by taxi operators, Mr Kelly and Mr Allen had a difference of opinion and Mr Allen left the meeting.

12:10 Mr Allen left the meeting.

The Committee by a majority (Mr Beaman abstained) not to pursue the matter further.

72.7 Any Other Matters Arising from the Minutes None.

75/2012 General Works (including Agriculture)

75.1 Superintendent of Works Report – October tabled and noted.

75.2 Any Other Business Relating to General Works None.

76/2012 Recreation, Welfare and Environment (including States Land)

76.1 Fort Albert Paper from the States Engineer dated 8th November 2012 tabled and noted. This item was deferred to the Policy and Finance Committee as they are mandated with responsibility for the islands Forts.

DEFERRED/P&F

76.2 Relocation of Memorial Seat Paper from the Treasurer dated 6th November 2012 tabled and considered. Mr Berry declared an interest and would not take part in the discussion nor the vote.

The Treasurer advised that a request had been received to relocate an existing memorial seat, currently placed at Water Lane, onto States land at Clonque with all expenses covered by him. It was noted that in 2005 the Committee agreed not to allow any further new memorial seats until all existing ones were dedicated. In 2008 this decision was confirmed and to date the States have obtained dedications for all except ones in Butes Playground and one at the top of Water Lane, which despite many enquiries/ viewings has not been taken up.

The Chairman, after much consideration and discussion amongst Members, agreed that this will not be an additional memorial seat only the repositioning of an existing one.

RESOLVED unanimously to agree the relocation, and dedication, of the public seat at Water Lane/Inchalla to a new location near Clonque at the expense of the interested party.

The Chairman stated that the Committee's policy as agreed in 2005 and confirmed in 2008 to not allow any further new memorial seats until all existing ones were dedicated remains in place and the Committee will considered each request on its own merits.

76.3 Fort Doyle Report from the States Engineer dated 6th November 2012 tabled and it was noted that a second cast iron beams supporting the roof had failed following a crack in one beam earlier in the year. This has resulted in the brick ceiling also failing with cracking and mortar loss. The beams have temporarily been supported to prevent further dropping.

The States Engineer advised that States Works had commenced works to repair the first beam and further options for repairs are being considered. **Noted.**

76.4 Any Other Business Relating to Recreation Welfare and Environment

Christmas Street Market – The States Engineer advised that Jack's Brasserie wishes to hold a Christmas Street Market on Saturday 1st December in lower Victoria Street. The Committee raised no objections. States Engineer to deal and arrange appropriate road closures.

ENGINEER

77/2012 Roads and Transport

77.1 ABC Taxis – Transfer of Business Letter from ABC Taxis dated 8th October 2012, deferred from the last meeting, tabled and considered.

RESOLVED unanimously to agree to approve the transfer of the business ABC Taxis from Mr and Mrs J Ley-Sale to Mr Scott Donaldson. Chief Executives office to deal.

CE OFFICE

77.2 Parking in Victoria Street Memo from the Traffic Advisory Group (TAG) dated 6th November 2012 tabled and considered. A letter had been received from a business in Victoria Street with regards to parking in Victoria Street, specifically outside Slade Butchers, forcing through traffic onto the pavements opposite and thus endangering pedestrians.

TAG had a meeting to consider the problem and recommend a yellow line to be placed from the disabled parking bay, just below Slade Butchers to the Church gates.

The Chairman stated that it is a Committee policy to not have yellow lines on cobbled streets and requested Mr Kelly, as Police liaison, discuss the matter with the Police to be more vigilant.

BK

77.3 Any Other Business Relating to Roads and Transport None.

78/2012 Any Other Business

78.1 Wildlife Conservation Law The Chairman advised that it has been about 10 years since the States voted by (11:1) that they "*were of a mind to introduce a Wildlife Protection Law*" and under the provisions of the Ramsar Site registration, the States are required to take all possible measures to prevent damage to both the shore and marine flora and fauna.

The Chairman requested that the Constitution Legislation Advisory Group investigate/review the progress made with regards to a Wildlife Conservation Law and identify whether or not there is a necessity for such a law and/or if it is a priority.

CLAG

78.2 Emergency Airport Exercise Mr Kelly reported that the recent Emergency Airport Exercise went well with allot of hard work done to ensure it was carried out successfully. The Committee passed on their gratitude to everyone involved in the exercise.

Meeting closed 12:35am

DATE OF NEXT MEETING: 11th December 2012

Signed: Mr W Walden

Date: 11th December 2012